# AMERICAN CAN BUY

1922 Show Purchasing Power Gains.

## BENEFIT WIDESPREAD

Heads of 158 Companies at Convention Sound Note

modividual policy holder taking out more insurance per policy each year."

Continuance of the nationwide demand for more shelter and increased food production is absorbing more than half of the current investment funds of American life insurance companies, said Willfam W. McClench, president of the Massachusetts Life Insurance Company of Springfield, in presenting a survey of the general life insurance investment situation up to November 1.

"The cutstanding feature of life insurance investments during 1921 was the great increase in mortgage loans." said great increase in mortgage loans." said great with stores 30 Clinton street, 23x75.

increase in mortgage loans," said tenement McClench. "The \$350,000,000 that 23x75. Mr. McClench. "The \$356,090,000 that was so invested, in excess of the amount for 1920, constituted 55 per cent, of the total increase for the year. The reason for this large increase was that there was unusual activity in building and the demands for money for such operations together with the requirements for the increasing agricultural development of the country, offered an attractive field for investment of life insurance funds.

RESIDENTIAL RENTAIS

The United States and Canada this

pany. Mortality from heart disease led in the causes of death, increasing over 1921 by nearly 8 per cent. Automobile accidents and "diseases of strain," inhiuding organic heart ailments, cerebral hemorrhage and Bright's disease caused more deaths that in 1921, while ma-terial reductions were noted in tubercu-losis, typhoid fever, suicides and chil-1922 began with a much higher mor

are regarded by insurance men as more southeast corner of Eighth avenu-than a coincidence, and are believed to Twenty-eighth street, a lot 25x85.

### SUES GARAGE OWNER FOR LOST AUTOMOBILE Test Case Will Determine the Question of Liability.

Meyer Wolfson, of the firm Singer Brothers, importers, 536 Broadway, fied suit in the Supreme Court yesterby insurance, arising from the loss of his' automobile in Coleman's Garage, 111

irance men regard the action as a test case to determine if the owner of a garage can be held responsible for the loss of an automobile because of alleged carelessness in the operation of (14 Vensy Street)

the garage.

Bennett E. Siegelstein, of 29 Nassau street, counsel for Mr. Wolfson, contends that the garage keeper's liability is similar to that of a warehouse or inn

Fifteen families were driven from Fifteen families were driven from their homes last night when fire started in the apartment of Adolph Cattle on the first floor of the house at 224 West Fourth street. The firemen confined the flames to the Cattle apartment. The building is two doors from the Greenwich Village Theater.

# News of the Real Estate World

## Life Insurance Figures for BUCKINGHAM COURT IN \$375,000 DEAL

West 99th Street Flat Bought by Builders-Other Apartment Sales.

## RESIDENTIAL RENTALS.

The United States and Canada this year will have a death rate aimost identical with that of 1921, the lowest in recorded health history, said Dr. Augustus S. Knight, medical director of the Metropolitan Life Insurance Company. Mortality from heart disease led in the causes of death, increasing over

The five story loft and frame dwelling 254 Eighth avenue and 260-262 West Twenty-eighth street is to be solid at auction by Joseph P. Day to-day at noon The first quarte of In 14 Vesey street by order of John F. Couch, referee, as a result of Supreme Court partitition proceedings. The properties involved are to be sold as one insurance men as more southeast corner of Eighth avenue and

Adele Miller has resold to J. J. Kel-leher, dealer in picture frames, the four

The Ecaliaw Company sold a plot of ten lots comprising the block front on the west side of Fort Washington avenue, between 172d and 173d streets.

The buyers are Vogel, Schwartz & Eighth avenue, \$30,000; 112 West Ninethetts, who will erect on the site two apartments, one of six and one of five stories. David Stewart and Henry J. Kantrowitz were the brokers.

H. Frankfort sold for the New McNell Avenue Realty Corporation to H. Wailington avenue, between 172d and 173d streets, \$20,000; 112 West Ninethetts, and the three story new dwelling northeast corner of Central avenue and Hamilton place. Far Hockaway, L. I. H. C. Kopp & Co. leased quarters to be used as a hospital in 177 Hunter avenue, Long Ieland, City, to the American Mutual Liability Insurance Company of Beston. day for \$2,000 for damages, not covered the west side of Fort Washington ave-

House-Other Dwelling Sales.

Douglas L. Elliman & Co. sold for American basement dwelling 115 East Seventy-eighth street, between Park and

Heads of 158 Companies at Convertion Source and several regions of the Convertion Source and several regions of the Convertion Source and several regions of the Convertion Source and Sour

and Reuben Noal Perley have joined the firm of H. C. Kopp & Co.

The sixth annual convention of the Real Estate League of New Jersey will be held December 14 to 16 inclusive, at the Ambassador Hotel, Atlantic City.

Plans have been filed for a six story station, 100x100, to be erected at 303 To SELL EIGHTH AVENUE LOFT.

The five story loft and frame dwelling
The five story loft and frame dwelling
The Eighth avenue and 260-262 West
Telspith avenue and 260-262 West
To 309 East Forty-seventh street, by the
Walker Gordon Labratory Company.

McKenzie, Voorhees & Gmeiln, architects, estimate the cost at \$150,000.

Plans have been filed for a fourteen story hotel, to be erected on the south-west corner of Broadway and 100th street, 40.7x217, by the Morris White Holding Company, Inc. C. B. Meyers, architect, estimates the cost at approx-imately \$750,000.

Brokers in sales recently reported follow: Frederick Fox & Co. at northwest corner of Madion avenue and Fifty-fifth street to Burton S. Castle, H. D. Baker and A. Robinson at the southeast corner of Seventy-seventh street and Madison avenue to S. Raymond for the corner of Seventy-seventh street and story dwelling at 243 Lexington avenue. 21x80, located just north of Thirty-fourth street. Douglas L. Elliman & Co. were the brokers. The selier recently acquired the property from the Farmers Loan and Trust Company.

MORE FLATS FOR HEIGHTS.

The Beallaw Company sold a plot of ten lots comprising the block front on the west side of Fort Washington average.

By Henry Brady

Trinity av, Si3, w. s. 07.2 n of 158th at, footb0; 1 and 2 sty stores; Keisler Realty Co vs Jennie Berger; Philip D. Shapiro, atty; and due, \$12,431.20; taxes, \$c.; 5992.01; adjourned sine dle

By I Lincoln Seide Company

Park av, 3736, c. s. 390 s 171at st. 100: Broadway, \$153,000; southeast corner 290.10 to Washington av x25a irreg; Allco F. Brown agt Lila O Dels et al; George W. Ellis, atty; and due, \$4,298.06; taxes, &c., \$330; pr liens, \$14,972.55; to the plain tiff for \$24,991.

LAMAR HARDY BUYS HOME. PRODUCE FIRM LEASES ON WASHINGTON STREET

> Takes Over Franklin Street Corner-Other Rentals.

Wm. A. White & Sons leased for the Lexington avenues, 18.9x102.2, to Lamar time, Inc., and Lee Mergentime the five Hardy, former Corporation Counsel, for story huilding, 349-255 Washington street ccupancy. The property was held at northeast corner of Franklin, for twen-Byrne & Bowman sold for H. & S. sonn, Inc., to the Merritt-Ferguson Consoling and Lottle Irganz for occu-

turing Company.

H. C. Kopp & Co. leased store in 1368
Broadway to Morris Dunn, haberdasher. Charles Zimmerman, Louis R. Saxon and Reuben Noal Perley have joined the firm of H. C. Kopp & Co.

Warranty Brokerage Corporation placed a first mortgage of \$80,000 at 154 per cent. on 106 and 108 West

The about the content of the recovery of the recove

## BROOKLYN TRADING.

The next largest increase for the year was in premium notes and loans to policyholders. These aggregated \$148.

Albert B. Ashforth, Inc., leased an apartment in 6 West Pitty-sixth street to Mrs. Elizabeth F. French, and furnished apartments in 260,000. Investments in stocks and bonds increased by nearly \$22,000,000 and the amount invested in railroad securities. The gain in stocks and bonds was the result of the increased investments. In 12 East Sixty-forurt street to Milliams.

Wheatley Hills Real Estate Corporation of the Company a 25 foot plot on the sold for the extates of Tappan Zee, Inc., the Harry Lyman Dunwoody, a plot adjoint apartment in 6 West Pitty-sixth street to Milliams. The greatment in 6 West Pitty-sixth street and Berton of Franklin avenue and Eastern Parkway and two to East 184th street, a new five story apartment houses of properties sold resulting to the following apartments. In 12 East partments in 122 East partments in 122 East partments in 122 East partments in 122 East partments. In 122 East partments in 122 East partments in 200 Silven apartments and the street, a new five story apartment houses on Eastern Parkway and two times through to the following apartments: In 122 East partments. In 122 East partments in 122 East partments in 122 East partments in 200 Silven apartment in 6 West Pitty-sixth street and Berton on Farmington avenue, of \$125,000 on Waiton avenue, of White & Sons.

Plans have been filed for seven story apartments, 65x83, to be built at 154 to 158 East Fifty-second street by the 156 East Fifty-second Street Company. Schwartz & Gross, architects, extingle.

the south side of Church avenue 160 feet east of Nostrand avenue. The office of Allyn S. Crumm has purchased a plot at the junction of Nostrand and Flatbush avenues and Germania place, where eight stores are to be built and completed some time in early spring. The buyers will occupy an office in the building.

Martin Company sold for Hannah P. Butler to Gustave Girard the three story dwelling 159 Clinton street.

Realty Associates sold to Thomas C.

Platins.

William, E. Nisbet, through Kenneth Welliam, E. Nisbet, through Kenneth Twes & Co., purchased a six and a half acre Van Etten place on Clinton avenue. Irvington-on-Hudson. The Mack-Lynn Construction Corporation has rented the brick veneer Colonial style house under construction at Sayle ward Oakwood avenues, Lawrence, L. L. to Sadie Guttman through the McWhinney Realty Company.

Realty Associates sold to Thomas C.
Johnstone through J. C. Fish a new two
story semi-detached dwelling, 536 Bay
Ridge avenue, between Fifth and Sixth

Bulkley & Horton Company leased the vacant plot, 72x100, south-sast cer-ner of Flushing and Clinton avenues, to a client, who will erect thereon a

## QUEENS BOROUGH MARKET.

Good the stores and apartments on the Boulevard and Beach Sixty-fifth street, Arverne, 74x70, held at \$20,000, to Max Soffer, and for Louis Nathan to Philip Falk a plot on Beach Twenty-

fifth street, Edgemere,

H. Frankfort sold for the New McNe

pany of Boston.
Harry J. Sprung Company sold eighteen lots on Beach 125th street, Beach 127th street and Washington avenue. Belle Harbor, near the ocean, to Je-rome Leroy. The property will be di-vided and resold for hotel sites by the

## REAL ESTATE BROKERS.

EDWIN H. HESS iness Building Management
A Highly Specialized Service
- 5th Avo. Mad. Sq. 8398 Strawberries Thriving Now at Bivalve, N. J.

BIVALVE, N. J., Dec. 7.—Gardens in Bivalve are going through a freak season of production, for, despite the cold weather, their owners to-day are eating fresh ripe strawberries and raspherries. Plants of the ever-bearing varieties are still laden with fruit. Roses, petunias and geraniums are also in bloom.

### FLAT BUILDERS ACQUIRE LARGE PLOTS IN BRONX

Concourse Site Figures in Reported Sales.

J. Edgar Leaycraft & Co. sold for Melissa A. Hull 1970 Mapes avenue, five story apartments, 45.14x80x92.59, to Jacob Peinsod and Jacob Edelberg.

## SUBURBAN TRANSACTIONS.

George Howe sold for Jacob L. Price his residence at Dobbs Ferry, N. Y., to Stuart M. Marshall of this city, who will occup; also sold for a Mr. Manhelmer of this city several lots on Palisade avenue to a client, who will build a residence.

Robert E. Farley Organization

William, B. Nisbet, through Kennet Ives & Co., purchased a six and a half acre Van Etten place on Clinton avenue,

Cornelius G. Kolff sold for Charles Hennessy of Manhattan property on Forest avenue, West Brighton, to T. Drach for investment.

## MILLSPAUGH QUITS HOUSE.

Washington Dec. 7.—The resignation of Representative Frank C. Millspaugh, Republican, of the First Missouri district, who was defeated in the recent election, was presented to-day to the House. He has accepted appointment as Missouri Commissioner of Finance.

## INSTRUCTION, COLLEGES, &c

LANGUAGES CLASSES FORMING EVERY WEEK French, Spanish, German, Italian. BERLITZ SCHOOL OF 30 West 34th St. Tel. Pennsylvania 1188 B'klyn-218 Livingston St. Tel. Main 1946

DANCING INSTRUCTION.

Remey SCHOOL SCHOOL PLEPHONE COLUMBUS 2119 AND 1881

t5th St. and broadway

# PYGMY ELEPHANT

Director Hornaday and a Surgeon Give Her Injured Leg

Personal Attention. Dr. William T. Hornaday, director of the Zoological Gardens in The Bronx went to the elephant house yesterday

morning to pay his first call on his new vest pocket size pachyderm, Funny quiring the only pygmy elephant this side of Africa.

No. 333 EAST 115TH ST., near 2nd Avenue (Italian tenants). Five tories, with stores. Rent \$3,000 Price \$19,000. No. 503 EAST 118TH ST., near Pleasant Avenue. Five stories, 24x100, ten families. Rent \$2,600. Price \$18,500.

Atlantic Citz

THE CONTRACTOR OF THE PROPERTY OF THE PARTY. Dennis ATLANTIC CITY, N.J.

Directly on the Ocean Fro The American Plan Hotel par-excelle of the Atlantic Coast.

Hot and Cold Salt Water Baths
BATES STRAIGHT BY DAY Running Water, \$5.00 per person Bath, \$6.00 and \$7.00 per person Ocean Corner Room and Bath two persons, \$12.00 per Day Atlantic City 1455.

Lakewood. N. J.

NEW HOTEL ELISHERG LAKEWOOD, N. J. MIIN. E. ELISHERG, Manager. Telephane—Lakewood 500.

Open Now

THE KIRKWOOD South Carolina T. Exmund Krumbhot;

I HIGHLAND PARK HOTEL

North Carolina.

Battery ParkHotel

IT'S JUNE IN MIAMI.

THE HOMESTEAD, Het Springs, Va. Golf the Winter through.

ARTHUR C. SHERIDAN, Real Est. Auction 152 Broadway. Cort. 1328.

743 Fifth Ave. Bachelor Apartment

Only One to Rent Large living room with three windows on Fifth Avenue; wood burning fireplace, fover hall, bedroom and bath. Maid service included, valet and meal service obtainable. Service and passenger eleva-tor—all night service.

APARTMENTS-Sale or Let.

Reasonable rent. \$3.000 per annua Douglas L. Elliman & Co.

A ground floor apartment, 8 rooms, well adapted to needs of physician or dentist, &c. Hall service and all modes conveniences; immediate possession; \$2.5 EDGAR LEAVERAFT & CO., 30 E. 42d at. Phone Murray Hill 0500

15 East 49th Street

21 WEST 47TH ST. 23 Apartment Front 2 ROOMS, BATH, RENT \$2,300 Foyer Hall and kitchenette. Livi room 20x24. Most desirable a unusual in every way.

110 West 55th St,-New 9 story building; 3 and 4 rooms, with kitchens.

Bet. Park and Lexington Aves. BEDROOM

\$1,800-\$3,000 Ready Dec. 15th

Douglas L. Elliman & Co. 15 East 49th St. Plaza 9200

Bet. Park and Lexington Aves. New Nine Story Fireproof Building EXCEPTIONALLY LARGE ROOMS OPEN FIRE PLACES

2 and 3 Baths \$2,700 to \$4,300

Douglas L. Elliman & Co. 15 East 49th Street

5 ROOMS

2 BATHS \$2,750 to \$3,000. ALMAB CORP., Owner, 8 E. 41st

749 Madison Ave. One Apartment on a Floor

Washington Heights. Above 125th St., West of 8th Av.

178TH St., 840 W.—Five outside roo new law apartment house, overling Hudson fliver; all modern improveme immediate possession; reasonable rental.

ON BOND & MORTGAGE.

ONEY, first, second mortgages, any amount anywhere, WALDORF, 13 Park ow, N. Y.

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THE QUEENSBORO CORPORATION, 50 East 42d st., corner Madison av. 17 W. 42d st. Tel. Longacre 8080.

THREE brown stone houses, 15-17-19 Wes 39th at., New York city. SHELGON, 22: Market st., Newark, N. J. Above 50th St .- 5th Av. to East River.

POTH ST., 118 EAST-To private party only, rent reasonable. Caretaker.

WITHIN five minutes of Broadway subway 215th st. station; two family bouse, 11 rooms, 2 baths, 2 car garage; two block west of Broadway and 218th st. J. S. ROUTH, Jr., on premises.

Bronx-Sate or Let.

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LIVES LIKE QUEEN MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

Above 59th St .- 5th Av. to East River.

Rare Opportunity

Near FIFTH AVE. North Side 96th St.

37.6 x 100 Ideal for Residence Douglas L. Elliman & Co. Sole Agents
15 East 49th St. Plaza 9200

Manhaftan-Miscellageous.

The impossibility or producing low or small rent tenements makes this class of properly the best of real estate investments. The demant for tenement accommodations all but exceeds the supply. The following are "Cold Water" tenements and are good value to-day, with the certainty of increase in value:—No. 821 EAST 137H ST, mear Avenue A (Italian section). Five stories, with stores, 25x163. Rent \$2,500. Price \$19,000.

No. 406 EAST 24TH ST., near 1st Avenue. Five stories, 25x100, twenty families. Rent \$2,700 at exceedingly low rents. Price \$21,000

No. 1762 THIRD AVE., near 97th Street. Five stories with stores, 27x100. Rental \$4,300. (Negro temants.) Price \$25,000.

No. 304 EAST 111TH ST., pear 2nd Avenue (Italian section). 5½ stories, 25x100, 20 families. Rent \$3,000, Price \$21,000.

Owner WILLIAM D. KILPATRICK, 149 Broadway. Spuyten Duyvil and Riverdale, Above Harlem River.

Fieldston RIVERDALE. New York City's most necessible suburb. GEORGE HOWE, 527 Fifth Ave., N. Y. C.

SUBURBAN REAL ESTATE.

G.WOLF, Exerctional bargain

L'ECLUSE WASHBURN & CO North Shore Properties

Westchester-Sale or Let.

**NEW ROCHELLE** 

sleeping porch, large plot.

RCCK BOTTOM prices. \$11,000

NNOTHER well located BARGAIN, new stucce home, 7 rooms, all improvements, garage; SELL AT COST. \$11,000

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Ladd & Nichols, Inc. o Fr. 16th St. N. Y.

CHAS. R. REEVE. MILLBURN, N. J. Homes from \$7,500 to \$150,000. Maplewood — Short Hills — Summit

TO LET FOR BUSINESS. From Battery to 14th St. (Inclusive).

At Nos. 31 and 33 East 10th St., near Broadway. 8 story fireproof building, 44x90 ft., unusually high

building, 44x90 ft., unusually high ceilings. Passenger and freight ele-

vators. Possession now and February 1st. Rents \$3000 to \$3500 per loft. 4000 to 24,000 square feet. Owner WM. D. KILPATRICK, 149

ATTRACTIVE OFFICE SPACE.
H. C. BEAVEN, on Premises.
Broad 1901, or Your Own Broker.

Above 14th St. to 59th St. (Inclusive).

11 E. 36th St., near 5th Ave.

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14 WEST 40th ST.

OPPÖSITE BRYANT PARK 6 STORY ELEVATOR

3rd & 5th Floors to Lease

Fred'k Fox & Co., Inc,

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DOCTORS AND DENTISTS

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133 West 72nd St.

297 Madison Ave., N. V. Phone Vanderbilt 0540.

Two Entire Floors For

LOFTS TO LEASE

32 BROADWAY

OFFICES AND

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MONTCLAIR Colonial brick realds FRANK HUGHES Company Montelair.

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MONEY immediately advanced, first mortgages, inter-ear 5%, any ariount tance in wills; also money leaned promptly second mortgages, quilk answers, WAL-DORF, 15 Park Row, Suite 201-2-8.

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Above 59th St.-5th Av. to East River.

105 E. 63d St.

LIVING ROOM KITCHEN and BATH

125 E. 63d St.

4 and 6 Rooms

Ready December 15th

4 EAST 88TH ST.

Pease & Elliman, 340 Madison Ave

3 Rooms and Bath \$1,500 2 Rooms and Bath 1,200 Apply Renting Agent on Premises of Owner, Room 42, 542 5th Ave.

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THREE LOTS with old buildings, in Harlem, near Lexington av.: \$36,000; bargain, LEON S. ALTMAYER, 62 East 86th. THREE LOTS, between Madison and 5th ava: may be purchased for \$55,000. LEON S. ALTMAYER, 62 East 80th.

Washington Heights, Above 125th St. West of 8th Av.

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=Haviland Building= 501 5th Av. ASHFORTH & CO. Fel. 142 Murray Hill. CHARLES BERLIN, 2883 B way-Manage-ment, sales, loans E. C. H. VOGLER, Amsterdam av. and 82d st. SHOWROOMS 12-Story Fireproof Building. feet each, fine light, most at-ye, very high class building. J. P. & L. A. KISSLING, 896 STH AV.